

## Fact Sheet

# **NORTHPOINT DISTRICT PROJECT**

## **Port Implements NorthPoint Public Process – 2004-2009**

**The Port sought community input at NorthPoint Public Workshops** on Mar. 16 and Nov. 4, 2004 and Oct. 21, 2005. The Port Advisory Committee (PAC)—citizen volunteers—included NorthPoint in their review of the Comprehensive Scheme of Harbor Improvements (CSHI) on Oct. 10, 2005, and their report to the Commission on Sept. 10, 2007. After public comment, the Commission approved the CSHI on Dec. 8, 2008. The PAC also included NorthPoint in reviewing the Port Development Guidelines, which the Commission adopted Aug. 11, 2008, after public comment.

**In Sept. 2009, the Port asked for NorthPoint proposals that correspond to a vision guided by the public outreach process:** *A pedestrian-friendly, waterfront development—a premier location for working, visiting and playing—that features the sweeping views of Budd Inlet and the Olympic Mountains.*

**Sixty-nine Thurston County residents reviewed the qualified developer's two concepts** at NorthPoint Open Houses in Lacey, Olympia and Tumwater on Oct. 27, 28 and 29, 2009, respectively. **The Port also received 45 written and email comments** during the public comment period which closed at 5:00 p.m. on Nov. 4, 2009.

**The purposes of the NorthPoint Open Houses were:** (1) The community's review of the two conceptual proposals (alternatives #1 and #2) and opportunity to question MJR Development (who had qualified through a public process but had not yet been selected by the Commission); (2) The community's opportunity to provide written comment to the Port about the concepts; and (3) The developer's interaction with the community.

**Announcements of the open houses to the public included:** News release; advertising and article in The Olympian; comment on KGY Radio; emails to the Port list and to lists of Progressive Network, Economic Development Council of Thurston County, Olympia Lacey Tumwater Visitor Convention Bureau, and three Chambers of Commerce: Olympia-Thurston, Lacey and Tumwater; Commission meetings televised on TCTV; and the Port's website.

## **Commission Moves NorthPoint Forward – Nov. 23, 2009**

At the Nov. 9<sup>th</sup> Regular Commission Meeting, the Port Commission was provided an advisory and a copy of all public comments received regarding the concepts MJR Development presented at the three October open houses. The Commission took the comments under advisory and made no decision at that meeting.

At the Nov. 23<sup>rd</sup> Regular Commission Meeting, the Commission was provided a summary of the process and then discussed the matter among themselves. They also were provided an updated concept alternative #3 site plan from MJR that reflected MJR's interpretation of public comments.

### **After deliberation, the Commission approved a motion that:**

- Directed Port staff to explore a long-term lease with KGY, consistent with the Port's customary terms and conditions.
- Agreed to provide MJR Development exclusive rights to continue to develop concepts for NorthPoint subject to continuation of an acceptable public process of further input, and do feasibility studies leading to concurrence with a development concept by the Port Commission. All of the above would be done under a mutually agreeable memorandum of understanding, such exclusive conceptual development rights to be valid for a period of one year, with an option for an additional year.
- Ordered Port staff to proceed with an interim action plan with the Washington State Department of Ecology, based on the MJR concept known as alternative #3 site plan that was presented at the Nov. 23<sup>rd</sup> Commission meeting.

Staff is currently engaged in acting upon the Commission's direction.

## **NorthPoint Redevelopment – Final Step in Cascade Pole Cleanup**

**In the Port's 20-year, multimillion dollar cleanup of Cascade Pole, NorthPoint is the final step.** The redevelopment plan should include the following elements:

- Utilize the land inside the underground "slurry" wall that isolates the Cascade Pole site from the remaining land on the Port Peninsula.
- Incorporate a cap on the remaining land inside the slurry wall.
- Install a storm water system on the capped area.
- Remove surface soils on the land outside the slurry wall and place them on the site inside the slurry wall.
- Due to likely environmental restrictions, a parking lot inside the slurry wall is likely the highest and best use of the capped land.

## **Contacts**

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